

Application:

Northwest Indiana Regional Development Authority Application for Financial Support General Instructions

The RDA Board requires that every applicant for funding submit this application form. There are no minimum and maximum length requirements to any question or to the form as a whole. Brevity though is always appreciated, as long as the response is complete. Answers should be detailed and specific as well as focused.

Support materials (e.g. studies, plans, reports, etc.) in general should be referred to and the findings summarized in the answers, with the unabridged supporting materials attached to or submitted with the completed application.

The Board or its staff may request clarification and / or supplements to any given answer.

The applicant may submit any additional responses and / or materials it wishes. These should be given after the last response to the Board's questions and identified as supplemental information, materials, etc.

Date of Filing: August 8, 2008
Applicant: Town of Burns Harbor
Contact Person: Cliff Fleming, Redevelopment Commission President
Mailing Address: 1240 North Boo Road
Burns Harbor, Indiana 46304
Phone: 219.787.9413
E-Mail: cliff@flemingentities.com

Applicant's Legal Status: Municipality

- Attach cites to any statutes, ordinances or other laws and rules that specifically establish the applicant, controls its activities, and documents its capacity to receive and spend funds.
- Attach a copy of any Articles of Incorporation, by-laws, rules, ordinances, specific government pacts, and related documents.

Project Description – Executive Summary (500 words)

- Attach extended description

[SEE PAGES 4 - 5](#)

Economic Impact Statement – Executive Summary (250 words)

[SEE PAGE 6](#)

Quality of Life Statement – Executive Summary (250 words)

[SEE PAGE 7](#)

Funding Request and Financial Analysis

Total project cost: \$200,000.00

Funds requested from RDA: \$100,000.00

Total funds from other sources, both received and requested.

Federal:

**State: \$100,000.00 (Indiana Department of Natural Resources
Lake Michigan Coastal Program) - Committed**

Local:

Private investment:

- Attach a detailed explanation of the request from the board. Is the request for a specific part of a larger project and if so, define the specific project. Is the request for an outright grant, loan, an investment to be repaid. Indicate the required flow of funds (single year / multiple years). If bonds are to be issued, are they to be issued by the applicant, the RDA or a third party? Indicate the terms of guarantees and repayment by Applicant by year.

[SEE PAGE 8](#)

- Attach a detailed explanation of the funds from other sources. The amount of financing received or promised from each source, its nature (bonds, loans, grants, ...) and full payment information.

[SEE PAGE 9](#)

Project Timeline [SEE PAGES 10 - 11](#)

- Identify the start date, completion date and significant milestones for the specific project.

Supporting Materials [SEE PAGE 12](#)

- Attach unabridged copies of all studies, reports, surveys, and other documents supporting this application.
- Attach a statement of the relationship, if any, between this project and any other existing or proposed economic development project for Northwest Indiana.
- Attach any disclosure statements regarding relationships you may have with RDA board members or employees.
- Attach a copy of the ethics guidelines to which the applicant adheres.

- With respect to projects undertaken by the Authority, the applicant shall set a goal for participation by minority business enterprises of fifteen percent (15%) and women's business enterprises of five percent (5%), consistent with the goals of delivering the project on time and within the budgeted amount and, insofar as possible, using Indiana businesses for employees, goods, and services. The complete citation can be found in IC 36-7.5-2-8(b) (<http://www.in.gov/legislative/ic/code/title36/ar7.5/ch2.pdf>)

Project Description:

This application seeks funding for the two planning initiatives outlined below.

The East / West Connector Trail (Marquette Greenway Trail) and Park Sub-Area Plan: A Shared Vision and Multi-Jurisdictional Initiative

The Town of Burns Harbor, incorporated in 1967, is a small community of 1,015 residents (2006 US Census estimate) located on the southern shore of Lake Michigan. The community is bisected by both man-made and natural systems. Five major east-west transportation corridors (the South Shore RR, US 12, Interstate 94, US 20 and the Norfolk Southern (Porter Branch) extend through the Town. The Little Calumet River Corridor (Indiana Dunes National Lakeshore) and the Salt Creek Corridor also extend through the Town. The Town's lakefront is dominated by ArcelorMittal Steel - a fully integrated steel mill that opened in 1964 as Bethlehem Steel. While the extensive transportation network and vast industrial complex serve as barriers to public access to Lake Michigan, the natural systems, both the Little Calumet River and Salt Creek Corridors, provide an opportunity to connect Burns Harbor's residents, neighboring communities and visitors of northwest Indiana to Lake Michigan and other open space systems throughout the region.

The Town of Burns Harbor recognizes that direct municipal access to Lake Michigan is a long-term vision. As a community, it is Burns Harbor's intention to provide what it can to ensure the economic viability of Indiana's newest integrated steel mill. Like communities to the west of Burns Harbor, the Town will continue to work with the mill's owners to identify opportunities for acquisition when consolidation is in the best interest of all parties. In the short term, the Town considers the natural corridors assets and potential opportunities to provide greater community access to Lake Michigan.

The vision to connect the east and west units of the Indiana Dunes National Lakeshore, whether along natural or man-made corridors, has long been discussed by residents of Burns Harbor and northwest Indiana alike. Most recently, The Marquette Plan: The Lakeshore Reinvestment Strategy (January 2005), The Marquette Plan – Phase II: A Vision for Lakeshore Reinvestment (February 2008), and the Northwest Indiana Regional Planning Commission (NIRPC) Ped and Pedal Plan (2005) all restated and reemphasized this vision.

To realize this shared vision, the Town of Burns Harbor feels it must actively pursue a course of action that will, in the end, result in construction of the trail and park. The Town also recognizes the complexities associated with a multi-jurisdictional initiative. In the end, the Town believes it is best positioned to champion the cause understanding that any unnecessary delay in implementation will most negatively impact its residents. The Town's energy and willingness to see it through and the experience of their consultant, JJR, offer what it will take to construct the East / West Connector Trail (Marquette Greenway Trail) and park.

Project Description: (continued)

The Burns Harbor Town Center Sub-Area Plan: *Our Community's Vision and Local Initiative*

Prior to incorporation, the community's business was discussed in classic town hall style at the Westport Community Center, built in 1954. The Center, located on the east side of State Road 149 just north of Interstate 94, served as the host venue for many heated discussions regarding annexation of the Westport community. By the mid-1960's, with residents supporting the idea of incorporation, Bethlehem Steel Corporation offered assistance to the community. In September 1967, the community's petition to incorporate was approved by the Porter County Commissioners.

Many external decisions, mostly transportation infrastructure related, led the community's development in a direction the community is hoping to change. Construction of Interstate 94 and the widening and rerouting of State Road 149 and US 12 required the removal of many of the Town's residents and tore at the community fabric that had developed. Between incorporation of the Town of Burns Harbor in 1967 and the millenium, the Town lost approximately 500 residents and it's community center.

The new investments in infrastructure resulted in development projects related to transportation and travel. Many car dealerships, gas stations, truck stops, and distribution facilities located along State Road 149, US 20 and at the Interstate 94 / US 20 interchange. While many of these businesses are still active and viable, several sit abandoned and in need of remediation and reinvestment.

To address the impacts of the transportation infrastructure on the community, the Town of Burns Harbor proposes developing a Town Center Sub-Area Plan. The sub-area plan, identified in The Marquette Plan – Phase II: A Vision for Lakeshore Reinvestment, will provide a blueprint for development and offer short-term catalytic actions to be undertaken.

Economic Impact Statement:

Both projects identified in this application, the East / West Connector Trail (Marquette Greenway Trail) and Park and the Burns Harbor Town Center, offer significant economic development opportunities to the Town and northwest Indiana.

Communities across the Great Lakes region are capitalizing on the economic opportunities associated with their waterfronts. In addition to investing along their shorelines, communities are also looking for ways to connect their residents to the waters' edge. For example, Chicago, Milwaukee and Detroit, are all leveraging millions of dollars in public and private investment to develop new parks, to promote real estate development and to preserve and enhance both natural and man-made corridors. Most recently in northwest Indiana, the communities of Whiting, East Chicago, Gary and Portage have partnered with the Northwest Indiana Regional Development Authority to take advantage of the Lake Michigan lakefront and to connect their residents to the waters' edge.

Having plans in place provide focus – ensure that investments made are in concert with one another. The Town of Burns Harbor believes the RDA's investment in the Town's planning will ensure this focus and the results sought by the RDA Board – the development of a better northwest Indiana.

Quality of Life Statement:

“Sweeping changes will not come overnight. Nor can they be dictated by one person or one governmental body. We in Northwest Indiana must sit together as a unified community and reach a consensus on our future. We need to establish firm priorities and we need to adhere to them in all our decisions whether they be changes in zoning, ordinance, major development, plans, or improved government operations.”

Congressman Pete Visclosky
The Marquette Project (June 1985)

In conjunction with this grant application, the Town of Burns Harbor is currently pursuing a grant through the Indiana Department of Natural Resources Lake Michigan Coastal Program to update the community's comprehensive plan and zoning ordinance. On June 26, 2008, the Town received correspondence from Jenny Orsburn, Lake Michigan Coastal Program Program Specialist. The letter commits funding of \$100,000 for Comprehensive Plan and Zoning Ordinance development. The updated comprehensive plan (including the more detailed sub-area plans as outlined in this application) and zoning ordinance will guide decisions that will determine future development patterns in the Town of Burns Harbor. The Town is committed to incorporating sustainable development practices and to preserve and enhance natural corridors that could be impacted by the economic development pursuits of the community.

The Town of Burns Harbor feels that by advancing the East / West Connector Trail and potential new adjacent park (i.e. ArcelorMittal Steel Property - 187 acre tract), it can aid in the preservation and enhancement of habitat corridors that provide critical connections between larger resources in the east and west units of the Indiana Dunes National Lakeshore as well as other regional open spaces. Further, it is the feeling of the Town that by developing the Burns Harbor Town Center Sub-Area Plan, the community will better be able to work with partner agencies and private interests to leverage resources for redevelopment and infrastructure enhancements.

Detailed Explanation of the Request:

The East / West Connector Trail and Park Sub-Area Plan and the Burns Harbor Town Center Sub-Area Plan are part of a larger initiative underway in the Town of Burns Harbor. The Town has recently submitted a grant application with Indiana Department of Natural Resources – Lake Michigan Coastal Program for the purposes of updating the Town’s Comprehensive Plan and Zoning Ordinance. On June 26, 2008, the Town received correspondence that their application has been funded contingent on securing a match.

The comprehensive plan/zoning ordinance currently guiding community development was adopted in 1993. The adopted plan and ordinance do not address many of the factors that have led to the growth and development the community is experiencing today. Recent capital investments in the sanitary sewer collection system have spurred economic development. Since 2003, the Town's plan commission has approved the platting of 579 residential lots. To put that growth in perspective, only 303 households were identified in the 2000 US Census. Over a six-year period, the Town experienced a 32.5% growth in its population.

New construction and the resulting increase in population, increase of traffic, impact on natural resources, and demand for services have led the community to ask itself the question – “What type of community would we like to be?” In an attempt to begin to answer that question, the Town’s residents participated in The Marquette Plan – Phase II planning process. As a result of that experience, the Town has determined that it would like to continue the planning process and update their comprehensive plan and zoning ordinance. In the end, it is the community's goal to adopt a plan and an ordinance that will guide future development in a way that promotes economic development and preserves and enhances its green infrastructure, including the Little Calumet River Corridor, Salt Creek Corridor and adjacent open spaces.

The comprehensive plan will include detailed sub-area plans for projects identified in both Marquette Plan – Phase I and Phase II including:

- The East / West Connector Trail (Marquette Greenway Trail) and Park. The proposed trail, identified in The Marquette Plan – Phase I, would connect the East and West Units of the Indiana Dunes National Lakeshore. Adjacent lands will be considered along the trail including the 187 acre ArcelorMittal Tract located near the confluence of the Little Calumet River and Salt Creek.
- The Town of Burns Harbor Town Center. The proposed town center, identified in The Marquette Plan – Phase II, will outline a development and capital investment strategy for redevelopment. The sub-area plan will address redevelopment of the abandoned Standard Plaza Truck Stop Brownfield Site and streetscape improvements along US 20 and State Road 149.

Detailed Explanation of Funds:

The Town of Burns Harbor recently submitted a grant application with the Indiana Department of Natural Resources Lake Michigan Coastal Program. On June 26, 2008 the Town of Burns Harbor received a commitment letter that indicated the application would be funded contingent on securing a match. The application submitted to the Coastal Program proposes the local match being provided by the Northwest Indiana Regional Development Authority.

Upon completion of the comprehensive plan (including the sub-area plans for the East / West Connector Trail and Park and the Burns Harbor Town Center), the Town of Burns Harbor will be positioned to pursue other funding sources. After approval the Town will immediately pursue:

- grants through the Indiana Department of Environmental Management (IDEM) to begin remediation the Standard Plaza Truck Stop Brownfield Site; and
- a formal partnership with the Town of Porter and funding through the Porter County Council to implement US 20 Streetscape Improvements.

Project Timeline:

PHASE ONE – Funding sought at Northwest Indiana Regional Development Authority August 2008 Board Meeting for:

Task A. Update the Town of Burns Harbor Comprehensive Plan including:
East / West Connector Trail Corridor Sub-Area Plan and Burns
Harbor Town Center Sub-Area Plan.

Start Date: August 1, 2008

End Date: January 31, 2009

Milestones: Comprehensive Plan (Draft) – 11/14/2008
Comprehensive Plan (Final) – 12/31/2008
Plan Commission Hearing – 1/2009
Adoption by Town Council – 1/2009

Task B. Update the Town of Burns Harbor Zoning Ordinance

Start Date: November 1, 2008

End Date: April 30, 2009

Milestones: Zoning Ordinance (Draft) – 2/13/2009
Zoning Ordinance (Final) – 3/20/2009
Plan Commission Hearing – 4/2009
Adoption by Town Council – 4/2009

NOTE: Funding for Comprehensive Plan and Zoning Ordinance provided by the
Indiana Department of Natural Resources Lake Michigan Coastal Program.

PHASE TWO – Funding sought at Northwest Indiana Regional Development Authority December 2008 Board Meeting for:

Task A. Pre-design through Construction Documents (Park and Burns
Harbor Segment of the East / West Connector Trail)

Start Date: January 1, 2009

End Date: July 2009

Milestones: Pre-design – 1/31/2009
Schematic Design – 3/31/2009
Design Development – 5/31/2009
Construction Documents – 7/31/2009

Project Timeline: (continued)

PHASE THREE – Funding sought at Northwest Indiana Regional Development Authority August 2009 Board Meeting for construction of Park and Burns Harbor Segment of the East / West Connector Trail.

Milestones: Burns Harbor BOW Advertise Park 9/2009
Burns Harbor BOW Open Bids 10/2009
Burns Harbor BOW Award 11/2009
Construction Begins – 12/2009

Supporting Materials:

- 1. IDNR – LMCP Commitment Letter (dated June 26, 2008)**
- 2. Town of Burns Harbor Ethics Guidelines – Letter from Jane Jordan (dated August 6, 2008)**
- 3. Ordinance Incorporating the Town of Burns Harbor**